

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
N/S Glenn Ellen Circle, 50 ft.  
W of Stags Leap Court \* ZONING COMMISSIONER  
218 Glenn Ellen Circle  
3rd Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District  
G. Bernard Robbins, et al \* Case No. 96-432-A  
Petitioners

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 218 Glenn Ellen Circle in the subdivision known as Cobblestone, formerly known as the Hopkins Property. Variance relief is requested from Section 504 of the of the Baltimore County Zoning Regulations (BCZR) and Section V.B.6.b of the CMDP to amend the relief granted for lot 54 in zoning case No. 89-443-A so as to permit a 3 ft. minimum distance between windows and a property line, in lieu of the required 10 ft. Relief is also requested to amend the last approved Final Development Plan of Cobblestone, for lot 54. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Hal R. Zaslow, on behalf of Talles Homes, Builder. Also present was Richard E. Matz, the engineer who prepared the site plan. The Petitioner was represented by Edward N. Kane, Jr., Esquire of Gordon, Feinblatt, Attorneys at Law. There were no Protestants or other interested persons present.

As noted above, the subject lot is part of that development known as Cobblestone, a community of innovatively designed homes. The subject property is known as 218 Glenn Ellen Circle (lot 54 of the Cobblestone subdivision). The property is .15 acres in area and the site is zoned

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

D.R.3.5. The property is improved with an existing single family dwelling which contains an attached garage.

The subject variance is requested because of the unique architectural style of the dwelling and the fact that the property is located with curved frontage on Glenn Ellen Circle. Because of these unique site constraints, the house has been constructed with a deficient setback as more particularly shown on the site plan. It is to be noted that the adjoining property, known as lot 55, (216 Glenn Ellen Circle) has also been improved and the dwelling thereon is occupied. A letter in support of the Petition was submitted (Petitioners' Exhibit No. 2) from those property owners.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. I am convinced that the Petitioners have satisfied the requirements of Section 307 of the BCZR, as same have been construed by the case law.

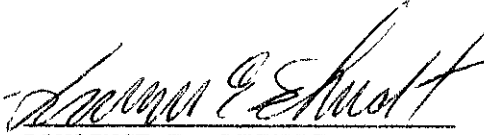
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

ORDER RECEIVED FOR FILING  
Date 6/28/96  
By M. G. G. G.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28<sup>th</sup> day of June, 1996 that a variance from Section 504 of the BCZR and Section V.B.6.b of the CMDP to amend the relief granted for lot 54 in zoning case No. 89-443-A so as to permit a 3 ft. minimum distance between windows and a property line, in lieu of the required 10 ft.; and to amend the last approved Final Development Plan of Cobblestone, for lot 54, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
\_\_\_\_\_  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

Date 6/28/96  
By M. G. H. H. H.

RECEIVED

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 27, 1996

Edward N. Kane, Jr., Esquire  
Gordon, Feinblatt, P.A.  
233 E. Redwood Street  
Baltimore, Maryland 21202

RE: Case No. 96-432-A  
Petition for Zoning Variance  
Property: 218 Glenn Ellen Circle

Dear Mr. Kane:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

c: Mr. Hal R. Zaslow, Talles Homes, 1133 Greenwood Rd., 21208

MICROFILMED





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

218 GLENN ELLEN CIRCLE

96-432-A

which is presently zoned D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

504 OF THE B.C.Z.R., V.B.6.b. OF THE C.M.D.P. AND <sup>TO AMMEND FOR LOT 54</sup> ZONING CASE NO. 89-443-A, TO PERMIT A 3-FOOT MINIMUM DISTANCE BETWEEN WINDOWS AND PROPERTY LINE IN LIEU OF THE REQUIRED 10 FEET. AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN OF CABBLESTONE FOR LOT 54.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

BECAUSE OF THE NATURE OF Z-LOTS AND THE ODD CONFIGURATION OF THE PROPERTY LINE, THERE IS A PHYSICAL HARDSHIP IN LOCATING THIS MODEL HOUSE ON THIS LOT WITHOUT THE VARIANCE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner: NANCY E. PAIGE GORDON, FEINBLATT

(Type or Print Name)

*Nancy E. Paige*  
Signature

233 E. REDWOOD ST. (410) 576-4234

Address Phone No.  
BALTIMORE MD 21202  
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s) G. BERNARD ROBBINS, GARY E. TALLES, STEWART J. GREENEBAUM, ET AL

(Type or Print Name)

X

Signature

Bernard Robbins

(Type or Print Name)

Signature

1133 GREENWOOD ROAD (410) 486-5350

Address Phone No.

BALTIMORE MD 21208

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

RICHARD E. MATZ, P.E.  
COLBERT MATZ ROSENFELT, INC.

Name

3723 OLD COURT ROAD, STE. 206

Address Phone No.  
BALTIMORE, MD 21208

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING  
unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ DATE \_\_\_\_\_

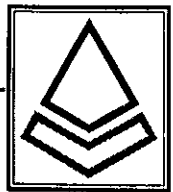


MICROFILMED



# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



429  
96-432-A

ZONING DESCRIPTION  
218 GLENN ELLEN CIRCLE  
ELECTION DISTRICT 3  
COUNCILMANIC DISTRICT 3

BEGINNING AT A POINT ON THE NORTH SIDE OF GLENN ELLEN CIRCLE WHICH IS 50 FEET WIDE AT A DISTANCE OF 50 FEET WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, STAGS LEAP COURT, WHICH IS 50 FEET WIDE. BEING LOT #54 IN THE SUBDIVISION OF HOPKINS PROPERTY AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #62, FOLIO #005, CONTAINING 6564 S. FT. (0.15 AC.+/-).

4/26/96

MICROFILMED

**CERTIFICATE OF POSTING**

**ZONING DEPARTMENT OF BALTIMORE COUNTY** 96-432-A  
Towson, Maryland

District 3rd Date of Posting 5/24/96  
Posted for: Vanasco  
Petitioner: C. Bennett Robbins, Roy Teller, Stuart Brown  
Location of property: 218 Clorn Ellen Circle  
  
Location of Signs: Facing the lobby on property page 200.1  
  
Remarks: \_\_\_\_\_  
Posted by: M. M. M. M. Date of return: 5/31/96  
Signature  
Number of Signs: 1 MICROFILMED

# NOTICE OF HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #96-432-A  
(Item 429)

218 Glenn Ellen Circle  
MS Glenn Ellen Circle, 50' W  
of Stags Leap Court  
3rd Election District  
3rd Councilmanic

Legal Owner(s):

G. Bernard Robbins, Gary E. Talles, Stewart J. Greenekbaum  
Variance to permit a 3 ft. minimum distance between windows and property line in lieu of the required 10 ft. and to amend the last approved Final Development Plan of Coblesstone for Lot 54.

Hearing: Monday, June 10 1996 at 11:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations.

Please Call 867-3353.

(2) For information concerning the file and/or hearing, Please Call 867-3391.

5241

May 16 052603

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

May 17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1996

THE JEFFERSONIAN,

*A. Henricson*

LEGAL AD. - TOWSON

RECORDED



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

JLL #429  
010052

DATE 5/2/96 ACCOUNT Rm 6150

② AMOUNT \$ 135.00

RECEIVED FROM: ANTHONY BERT MURPHY ET AL.

FOR: 1 RV FILING 50.00  
1 AMEND. 50.00  
1 SIGN 35.00

MICROFILMED

03A91#D169MICHRC \$135.00  
BA 0002:21FMO5-03-96

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

96-432



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 13, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-432-A (Item 429)

218 Glenn Ellen Circle

N/S Glenn Ellen Circle, 50' W of Stags Leap Court

3rd Election District - 3rd Councilmanic

Legal Owner(s): G. Bernard Robbins, Gary E. Talles, Stewart J. Greenebaum

Variance to permit a 3 ft. minimum distance between windows and property line in lieu of the required 10 ft. and to amend the last approved Final Development Plan of Cobblestone for Lot 54.

HEARING: MONDAY, JUNE 10, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: G. Bernard Robbins, et al  
Richard E. Matz, P.E.  
Nancy E. Paige, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 429 Petitioner: BERNARD ROBBINS ET. AL.

Location: 218 GLENN ELLEN CIRCLE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: BERNARD G. ROBBINS

ADDRESS: 1133 GREENWOOD ROAD  
BALTIMORE, MD 21208

PHONE NUMBER: 410-486-5350



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 5, 1996

Nancy E. Paige, Esquire  
Gordon, Feinblatt  
233 E. Redwood Street  
Baltimore, MD 21202

RE: Item No.: 429  
Case No.: 96-432-A  
Petitioner: G. B. Robbins, et al

Dear Ms. Paige:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED



Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: May 13, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 218 Glenn Ellen Circle

INFORMATION:

Item Number: 429

Petitioner: Robbins, Talles, Greenebaum, ET AL

Property Size:

Zoning: DR-3.5

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

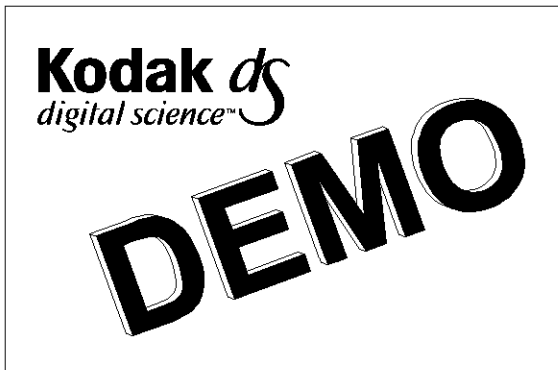
TO: PDM

DATE: 6-4-96

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: May 13/1996

The Department of Environmental Protection & Resource Management has no  
commentary Committee Items:



426 435  
428 436  
429  
430  
431

Seeley

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date. May 20, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for May 20, 1996  
Item Nos. 423, 425, 426, 428, 429,  
430, 434, 436

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE10

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 05/16/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 13, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 423, 424, 425, 426, 428,  
429, 430, 431, 432, 433, 435 AND 436.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

5-10-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. ~~429~~ 429 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**MICROFILMED**

# PETITION PROBLEMS

## **#423 --- JRF**

1. No telephone number for legal owner.
2. No hardship or practical difficulty on petition form.
3. Notary section is incomplete.

## **#426 --- JLL**

1. Who signed for attorney? Need authorization for person signing for attorney.
2. No review information on bottom of petition form.
3. Need better description.

## **#428 --- CAM**

1. No wording (just section number) on petition form for variance.
2. Address and telephone number for legal owner not in proper place on petition form.

## **#429 --- JLL**

1. Only one legal owner signed petition form. Need other signatures or authorization for this person to sign for all.

## **#431 --- CAM**

1. No review information on bottom of petition form.

## **#433 --- JRA**

1. No wording or section number of petition form for variance.
2. Folder says zoning is "B.M. & M.R."; petition says zoning is "M.R." - which is correct??
3. Checks and receipt still in folder - never cashed.

## **#435 --- JJS**

1. Need title of person signing for legal owner. Need authorization for person signing for legal owner.

RE: PETITION FOR VARIANCE \* BEFORE THE  
218 Glenn Ellen Circle, N/S Glenn Ellen \*  
Circle, 50' W of Stags Leap Court \* ZONING COMMISSIONER  
3rd Election District, 3rd Councilmanic \* OF BALTIMORE COUNTY  
G.B. Robbins, G.E. Talles, S.J. Greenebaum \*  
Petitioners \* CASE NO. 96-432-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17<sup>th</sup> day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Nancy E. Paige, Esquire, Gordon, Feinblatt, 233 E. Redwood Street, Baltimore, MD 21202, attorney for Petitioners.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RICHARD E. MATZ  
EDWARD N. KANE, JR., Esq.  
HAL R. ZASLOW

19 MARCIE WOODS CT.  
GFRH 4, 233 East Redwood St  
BALTIMORE, MD 21202  
Talks Homes 1133 GREENWOOD RD  
BALTO. MD. 21208

MICROFILMED

D.R. 3.5

429

ERSTOWN

D.R. 10.5

CHAPEL

96-432-A

140

STONE

ROAD

SITE

ROAD

53 53

POB

GLENN ELLEN  
CIRCLE

96-88 A  
STAGS LEAP COUNTRY

D.R. 3

D.R. 3.5

PRIVATE

BL

MICROFILMED

NW 9-G

400

429

*Red. No 2*

March 22, 1996

Zoning Commissioner  
Baltimore County, Maryland  
Court House  
400 Washington Avenue  
Towson, MD 21204

Dear Mr. Commissioner:

We are the residents of Lot 55, 216 Glenn Ellen Circle and have been approached by the Developer of Cobblestone in reference to new construction on Lot 54 and a possible variance request.

We have reviewed the plans and layout of the proposed house on Lot 54 and do not have any problem with a window being three (3) feet from the property line in the location as shown on the drawing since such location is in keeping with the intent of the Z-lot concept.

*Elmer J. Rhody*

Elmer J. Rhody  
216 Glenn Ellen Circle  
Baltimore, MD 21208

*Dolores R. Rhody*

Dolores R. Rhody  
216 Glenn Ellen Circle  
Baltimore, MD 21208

MICROFILMED



TO: PUTUXENT PUBLISHING COMPANY  
May 16, 1996 Issue - Jeffersonian

Please forward billing to:

Bernard G. Robbins  
1133 Greenwood Road  
Baltimore, MD 21208  
486-5350

---

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HEARING: MONDAY, JUNE 10, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
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MICROFILMED



IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
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W of Stags Leap Court \* OF BALTIMORE COUNTY  
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D.R.3.5. The property is improved with an existing single family dwelling which contains an attached garage.

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Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. I am convinced that the Petitioners have satisfied the requirements of Section 307 of the BCZR, as same have been construed by the case law.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of June, 1996 that a variance from Section 504 of the BCZR and Section V.B.6.b of the CMNP to amend the relief granted for lot 54 in zoning case No. 89-443-A so as to permit a 3 ft. minimum distance between windows and a property line, in lieu of the required 10 ft.; and to amend the last approved Final Development Plan of Cobblestone, for lot 54, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

-2-

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING  
Date *6/21/96*  
By *Hal R. Zaslow*

-3-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 27, 1996

Edward N. Kane, Jr., Esquire  
Gordon, Feinblatt, P.A.  
233 E. Redwood Street  
Baltimore, Maryland 21202

RE: Case No. 96-432-A  
Petition for Zoning Variance  
Property: 218 Glenn Ellen Circle

Dear Mr. Kane:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm

att.

c: Mr. Hal R. Zaslow, Talles Homes, 1133 Greenwood Rd., 21208

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on Recycled Paper

## Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 218 GLENN ELLEN CIRCLE  
which is presently zoned D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504 OF THE B.C.Z.R., V.B.6.b. OF THE C.M.D.P. AND ZONING CASE NO. 89-443-A, TO PERMIT A 3-FOOT MINIMUM DISTANCE BETWEEN WINDOWS AND PROPERTY LINE IN LIEU OF THE REQUIRED 10 FEET, AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN OF COBBLESTONE FOR LOT 54. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

BECAUSE OF THE NATURE OF 2-LOTS AND THE ODD CONFIGURATION OF THE PROPERTY LINE, THERE IS A PHYSICAL HARDSHIP IN LOCATING THIS MODEL HOUSE ON THIS LOT WITHOUT THE VARIANCE.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lender:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner: NANCY E. PAIGE  
GORDON, FEINBLATT

(Type or Print Name)

*Nancy E. Paige*

233 E. REDWOOD ST. (410) 576-4234

City State Zipcode

Write on secondary occasion and affirm, under the penalties of perjury, that you are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): G. BERNARD ROBBINS, GARY E. TALLES, STEWART J. GREENBERG, ET AL

(Type or Print Name)

Signature

Address

City State Zipcode

1133 GREENWOOD ROAD (410) 486-5350

City State Zipcode

Attorney for Petitioner: RICHARD E. MATZ, P.E.  
COLBERT MATZ ROSENFELT, INC.

(Type or Print Name)

3723 OLD COURT ROAD, STE. 206

BALTIMORE, MD 21208

City State Zipcode

ESTIMATED LENGTH OF HEARING

the following date: \_\_\_\_\_ Next Two Months

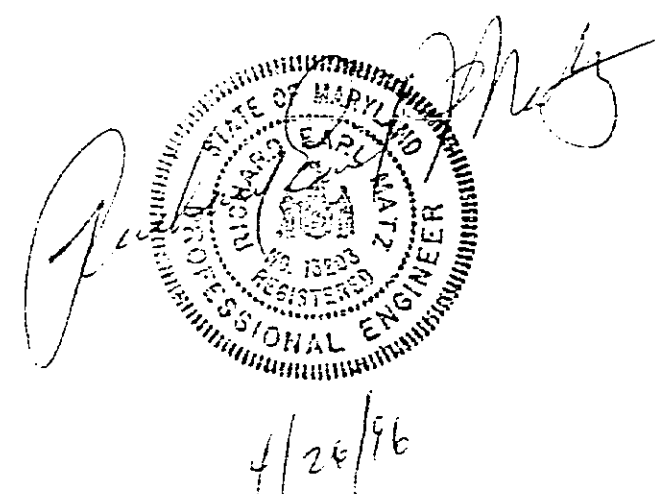
ALL OTHER DATE

REVIEWED BY: \_\_\_\_\_ DATE

Colbert Matz Rosenfelt, Inc.  
Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION  
218 GLENN ELLEN CIRCLE  
ELECTION DISTRICT 3  
COUNCILMANIC DISTRICT 3

BEGINNING AT A POINT ON THE NORTH SIDE OF GLENN ELLEN CIRCLE WHICH IS 50 FEET WIDE AT A DISTANCE OF 50 FEET WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET, STAGS LEAP COURT, WHICH IS 50 FEET WIDE. BEING LOT #54 IN THE SUBDIVISION OF HOPKINS PROPERTY AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #62, FOLIO #005, CONTAINING 6564 S. FT. (0.15 AC. +/-).



3723 Old Court Road, Suite 206 Baltimore, Maryland 21208  
Telephone: (410) 653-3838 / Facsimile: (410) 653-7853

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 96-432-A  
Towson, Maryland

District: 3-4 Date of Posting: 6/14/96

Posted for: Variance

Petitioner: G. Bernard Robbins, Gary E. Talles, Stewart J. Greenberg

Location of property: 218 Glenn Ellen Circle

Location of Sign: Along Parkway on private lawn south

Remarks:

Posted by: William Date of return: 6/14/96

Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. May 17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1996

THE JEFFERSONIAN,  
LEGAL AD. - TOWSON

#### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of the Baltimore County will hold a public hearing on the proposed Variance from Section 504 of the B.C.Z.R., V.B.6.b. OF THE C.M.D.P. AND ZONING CASE NO. 89-443-A, TO PERMIT A 3-FOOT MINIMUM DISTANCE BETWEEN WINDOWS AND PROPERTY LINE IN LIEU OF THE REQUIRED 10 FEET, AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN OF COBBLESTONE FOR LOT 54. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

BECAUSE OF THE NATURE OF 2-LOTS AND THE ODD CONFIGURATION OF THE PROPERTY LINE, THERE IS A PHYSICAL HARDSHIP IN LOCATING THIS MODEL HOUSE ON THIS LOT WITHOUT THE VARIANCE.

Legal Owner(s): G. BERNARD ROBBINS, GARY E. TALLES, STEWART J. GREENBERG, ET AL

Attorney for Petitioner: NANCY E. PAIGE, GORDON, FEINBLATT, P.A.

233 E. REDWOOD ST. (410) 576-4234

City State Zipcode

Legal Owner(s): RICHARD E. MATZ, P.E., COLBERT MATZ ROSENFELT, INC.

3723 OLD COURT ROAD, STE. 206

BALTIMORE, MD 21208

City State Zipcode

ESTIMATED LENGTH OF HEARING

the following date: \_\_\_\_\_ Next Two Months

ALL OTHER DATE

REVIEWED BY: \_\_\_\_\_ DATE

3723 Old Court Road, Suite 206 Baltimore, Maryland 21208

Telephone: (410) 653-3838 / Facsimile: (410) 653-7853

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: 5/2/96 ACCOUNT: 201450

AMOUNT: \$ 135.00

RECEIVED FROM: HAL R. ZASLOW - ET AL.

FOR: LEGAL AD. - TOWSON

135.00

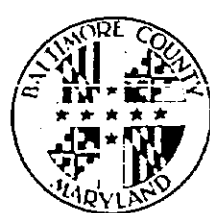
504-1341-4710-96 1035.00

504-1341-4710-96 1035.00

VALIDATION OR SIGNATURE OF CASHIER

96-432





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

# ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

## PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

## For newspaper advertising:

Item No.: 429 Petitioner: BERNARD ROBBINS ET AL.  
Location: 218 GLENN ELLEN CIRCLE  
NAME: BERNARD G. ROBBINS  
ADDRESS: 1133 GREENWOOD ROAD  
BALTIMORE, MD 21208  
PHONE NUMBER: 410-486-5350

Printed with Soybean Ink  
on Recycled Paper

12

TO: POTWENT PUBLISHING COMPANY  
May 16, 1996 Issue - Jeffersonian

Please forward billing to:  
Bernard G. Robbins  
1133 Greenwood Road  
Baltimore, MD 21208  
486-5350

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

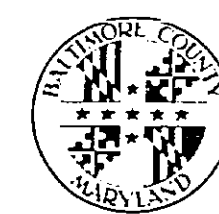
CASE NUMBER: 96-432-A (Item 429)  
218 Glenn Ellen Circle  
N/S Glenn Ellen Circle, 50' W of Stags Leap Court  
3rd Election District - 3rd Councilmanic  
Legal Owner(s): G. Bernard Robbins, Gary E. Talles, Stewart J. Greenbaum

Variance to permit a 3 ft. minimum distance between windows and property line in lieu of the required 10 ft. and to amend the last approved Final Development Plan of Cobblestone for Lot 54.

HEARING: MONDAY, JUNE 10, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SOMDIT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 13, 1996

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-432-A (Item 429)  
218 Glenn Ellen Circle  
N/S Glenn Ellen Circle, 50' W of Stags Leap Court  
3rd Election District - 3rd Councilmanic  
Legal Owner(s): G. Bernard Robbins, Gary E. Talles, Stewart J. Greenbaum

Variance to permit a 3 ft. minimum distance between windows and property line in lieu of the required 10 ft. and to amend the last approved Final Development Plan of Cobblestone for Lot 54.

HEARING: MONDAY, JUNE 10, 1996 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon  
Director

cc: G. Bernard Robbins, et al  
Richard E. Marx, P.E.  
Nancy E. Paige, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 5, 1996

Nancy E. Paige, Esquire  
Gordon, Feinblatt  
233 E. Redwood Street  
Baltimore, MD 21202

RE: Item No.: 429  
Case No.: 96-432-A  
Petitioner: G. B. Robbins, et al

Dear Ms. Paige:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

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# BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: May 13, 1996  
FROM: Arnold F. "Pat" Keller, III, Director, OP  
SUBJECT: 218 Glenn Ellen Circle

INFORMATION:  
Item Number: 429  
Petitioner: Robbins, Talles, Greenbaum, ET AL  
Property Size:  
Zoning: DR-3.5  
Requested Action: Variance  
Hearing Date: 6/1

## SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1801.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMOP.

Prepared by: Jeffrey M. Long  
Division Chief: Carol L. Kress  
PK/JL

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 6-4-96  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: May 13/1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 423 432  
424 433  
425 434  
426 435  
428 436  
429  
430  
431

RBS:sp  
BRUCEZ/DEPRM/TXTSPB

# BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: May 29, 1996  
Department of Permits & Development  
Management  
FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for May 10, 1996  
Item Nos. 423, 425, 426, 428, 429,  
430, 434, 436

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HDD:jrb  
cc: File

30NE10

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 05/16/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
Location: DISTRIBUTION MEETING OF MAY 13, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 423, 424, 425, 426, 428, 429, 430, 431, 432, 433, 434, 435 AND 436.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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on Recycled Paper

96-2934

5/17/96  
JES

423







96-432-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	GARRISON	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	AREA	9-G
		JOB # 93008.1
		MICROFILMED